

38th and Chicago Rezoning Study

Comparison of OR1, C1, and C2 Zoning Districts

	Maximum Height (Stories)	Maximum Floor Area Ratio	Maximum Residential Density (Units/Acre)	Maximum Size of Retail Store* (sq. ft.)	Standalone Retail Allowed?	Mixed Use (Housing /Retail) Allowed?	Notes on allowed uses
OR1	2.5	1.5	29	0	No	No	Housing and office allowed. Retail prohibited.
C1	2.5, 3 for mixed-use	1.7	62	4,000 to 8,000	Yes	Yes	Housing, office, and general retail allowed in any combination.
C2	4	1.7	62	30,000	Yes	Yes	Housing, office, and retail allowed in any combination. Notable uses allowed in C2 but not C1: Currency exchange, rental of household goods and equipment, small engine repair, tobacco shop, restaurant with general entertainment, dry cleaning, printing and publishing, reception/meeting hall.

*Examples of retail sizes: Cup Foods – 4,360 sq. ft.; Large grocery chain – 50,000 sq. ft.